

043.A

0007

0045.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

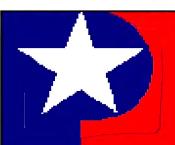
866,100 / 866,100

USE VALUE:

866,100 / 866,100

ASSESSED:

866,100 / 866,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 45 | | BEACON ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------------|---------|
| Owner 1: PLACIDI MATTEO P & | |
| Owner 2: VISWANATHAN AHALYA | |
| Owner 3: | |
| Street 1: 45 BEACON ST | |
| Street 2: | |

| | | | |
|---------------------|---------------|--------|------------|
| Twn/City: ARLINGTON | St/Prov: MA | Cntry: | Own Occ: Y |
| | Postal: 02474 | | Type: |

| PREVIOUS OWNER |
|-----------------------------|
| Owner 1: CARNEY JOHN A - |
| Owner 2: - |
| Street 1: 98 RICHFIELD ROAD |
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02474 |

| NARRATIVE DESCRIPTION |
|---|
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Vinyl Exterior and 2214 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |
|-------------------------|
| Item Code Description % |
| Z R2 TWO FAMIL 100 |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo 1 Level |
| s Street |
| t Gas: |

| LAND SECTION (First 7 lines only) |
|---|
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes |

| |
|---|
| 102 Condo 0 Sq. Ft. Site 0 0. 0.00 7368 |
|---|

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 866,100 | | | 866,100 | | 317378 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 02/22/16 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 043.A-0007-0045.0 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 866,100 | 0 | . | . | 866,100 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 851,100 | 0 | . | . | 851,100 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 836,200 | 0 | . | . | 836,200 | 836,200 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 812,000 | 0 | . | . | 812,000 | 812,000 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 739,800 | 0 | . | . | 739,800 | 739,800 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 731,000 | 0 | . | . | 731,000 | 731,000 | Year End Roll | 1/3/2017 |

| SALES INFORMATION | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|--------------|-----------|------------|-----------|-----|------------------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| CARNEY JOHN A, | 66623-192 | | 1/4/2016 | | 760,000 | No | No | | |
| DHALIWAL SURIND | 65356-327 | | 5/13/2015 | | 766,000 | No | No | Sale of 2 Family | |

| BUILDING PERMITS | | | | | | | | ACTIVITY INFORMATION | | | | |
|------------------|--------|----------|---------|-----------|------------|----------|------------|----------------------|-----------|-----------|----|--------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
| 8/24/2015 | 1183 | Heat App | 10,000 | 8/24/2015 | | | | Install one warm a | 2/22/2016 | Measured | PC | PHIL C |
| 7/14/2015 | 937 | New Buil | 245,000 | 7/14/2015 | | | | Construct new dupl | 2/22/2016 | NEW CONDO | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | | | | | |
|---|-----------------|-------------|------|---------------------------|-------------------|----------|--------|---------------------------------------|------------|-----|-------|----------------------|--------|----------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 8 | - Condo TnHs. | | | Full Bath: 2 | Rating: Very Good | | | Master Deed 66497-72. | | | | | | | | | |
| Sty Ht: 2H | - 2 & 1/2 Sty | | | A Bath: 1 | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: 1 | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Very Good | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: 1 | Rating: | | | | | | | | | | | | |
| Sec Wall: % | | | | OthrFix: 2 | Rating: Very Good | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | |
| Color: YELLOW | | | | A Kits: 1 | Rating: | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Very Good | | | Other | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | | | Upper | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Year Blt: 2015 | | Eff Yr Blt: | | Location: | | | | Lvl 1 | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | Lower | | | | | | | | | |
| Jurisdict: G17 | | Fact: . | | Floor: M - Multi-Level | | | | Totals | | | | RMs: 5 | BRs: 3 | Baths: 2 | HB: 1 | | |
| Const Mod: | | | | % Own: 50.000000000 | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Exterior: | | | | No Unit | RMS | BRS | FL | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: | | | | 1 | 5 | 3 | | | |
| Avg Ht/FL: STD | | | | Phys Cond: VG - Very Good | 1.2 % | | | Additions: | | | | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Functional: | % | | | Kitchen: | | | | | | | | | |
| Sec Int Wall: 1 - Drywall 50 % | | | | Economic: | % | | | Baths: | | | | | | | | | |
| Partition: T - Typical | | | | Special: | % | | | Plumbing: | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | % | | | Electric: | | | | | | | | | |
| Sec Floors: % | | | | Total: 1.2 % | | | | Heating: | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | General: | | | | 1 | 5 | 3 | | | |
| Subfloor: | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | |
| Insulation: 3 - Typical | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | |
| Heat Type: 1 - Forced H/Air | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | | | Serial # | Year: | | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| PARCEL ID 043.A-0007-0045.0 | | | | | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | |
| SKETCH | | | | | | | | | | | | | | | | | |
| UnSketched SubAreas: GLA: 2214, | | | | | | | | | | | | | | | | | |
| SUB AREA | | | | | | | | | | | | | | | | | |
| Code | Description | Area - SQ | | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | | | |
| GLA | Gross Liv Ar | 2,214 | | 200.340 | 443,562 | | | | | | | | | | | | |
| SUB AREA DETAIL | | | | | | | | | | | | | | | | | |
| Net Sketched Area: | 2,214 | Total: | | 443,562 | | | | | | | | | | | | | |
| Size Ad | 2214 | Gross Area | 2214 | FinArea | 2214 | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |